



March 22, 2023

Doug Stimple
Classic Homes
2138 Flying Horse Club Drive
Colorado Springs, Colorado 80921

RE: Commitment Letter for Foursquare at Sterling Ranch PUD and Preliminary Plan

Dear Doug:

This commitment is for the above Foursquare at Sterling Ranch PUD and Preliminary Plan.

The Falcon Area Water and Wastewater Authority will provide central water and sewer service to the above- named subdivision which includes approximately 158 high-density single-family lots and an estimated 1.424 acres of active irrigated landscaping. In response to the trend towards high density housing on small lots, the Authority has modified its water supply ratios to accommodate the trend in land use.

SFE Equivalency for High Density Lots

Lot Size	SFE Ratio	Effective Annual Demand
Lots < 2000 SF	0.65	0.23
Lots < 3500 SF	0.75	0.265
Lots < 7000 SF	0.90	0.318
Lots > 7000 SF	1.0	0.353

The Authority's base SFE allocation remains at 0.353 AF/SFE, but the above table allows for consideration of the water efficiency for high density lots. The amount of water set-aside will be 50.73 acre-feet/year. The wastewater commitment is for 27,176 gal/day on an average daily- maximum monthly basis.

Sincerely,

Falcon Area Water and Wastewater Authority


Peggy Libbey
Authority Board Member

cc: Kyle Campbell